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TEMPORARY ACCOMMODATION

Memorandum for the Guidance of
Local Authorities

November 1944

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TEMPORARY ACCOMMODATION

INTRODUCTION

1. The Government's immediate post-war housing programme consists of two parts, namely, permanent and temporary accommodation. Guidance to local authorities as to the lines on which they should frame their proposals for permanent accommodation has already been issued in "Housing Manual, 1944" (H.M. Stationery Office, Price 2s. 0d., by post 2s. 2d.), and the Minister has requested local authorities to submit applications for approval to layouts and house plans in order that the way may be clear for the building of houses as soon as authority can be given. The purpose of the present memorandum is to give similar assistance as to the lines on which proposals to provide temporary accommodation should be framed.

2. It is essential that temporary accommodation should not be considered in isolation, but in relation to the whole housing programme of the authority. The use of temporary accommodation will, the Government believe, make it possible approximately to double the number of dwellings which could otherwise be provided with the limited amount of skilled labour available in the first year after building can be resumed. The types of temporary factory-made houses approved by the Government have been specially selected on account of the small proportion of ordinary building labour required for their erection. The temporary scheme must not be allowed to stand in the way of the permanent scheme, and it will be for each authority to whom temporary houses are allotted to ensure that both sections of their programme can proceed side by side without stultifying one another.

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HOUSING (TEMPORARY ACCOMMODATION) ACT

3. The Housing (Temporary Accommodation) Act which became law on the 10th October, 1944, contains the statutory provisions necessary to enable effect to be given to the temporary programme.

4. The general outline of the scheme envisaged under the Act is that the houses will be provided and owned by the Government. They will be erected on sites acquired and developed by the local authority, and to the utmost possible extent the scheme will be treated as part of the housing operations of local authorities. The authority will choose the tenants, fix and receive the rents, manage the property and keep it in repair. The authority will make an annual payment to the Minister of Health of an amount to be determined in accordance with the principles set out more fully in paragraphs 37 to 41 (except in the special circumstances described in paragraph 38). The relationship between the Minister and the local authority will be that of partnership as in the case of an ordinary housing scheme under the Housing Acts, but in this instance the Government will bear a much higher proportion of the loss than in the case of a permanent housing scheme.

5. A description of the provisions of the Act is given below :
Section 1 empowers the Minister of Health to supply housing authorities on agreed terms with structures, *i.e.*, temporary houses, to be *erected* by the Minister of Works on land belonging to the authorities. By the proviso this power is limited, unless Parliament otherwise determines, to temporary houses which are erected or intended to be erected by the 1st October, 1947.

Section 2 Subsection (1) gives the Minister power to remove the temporary houses when there is no longer any need for them. It also empowers a local authority to require the Minister to remove the houses at any time after ten years from the passing of the Act unless the Minister is satisfied that housing conditions require that they should remain.

Subsection (2) provides that when a temporary house is dismantled and removed the Minister may, if the local authority desire, clear the land of any sub-structure.

Subsection (3) provides that the material and fittings of the temporary houses when removed shall belong to the Crown.

Section 3 Subsection (1) provides that the terms agreed between the Minister and the housing authority shall provide for an agreed sum per annum to be paid by the local authority to the Minister while the temporary house continues in their possession. Where, however, the site is of exceptionally high value no such provision need be included and the Minister may agree to make a payment to the authority.

Subsection (2) deals with various matters, *e.g.*, management, maintenance, etc., which may be covered by the terms agreed.

Section 4 Subsection (1) brings the temporary houses to be erected under the Act within the provisions of the Housing Act, 1936, relating to houses provided by a local authority.

Subsection (2) brings land needed as sites for the temporary houses within the provisions of the Housing Act as to the acquisition of land for housing purposes.

Subsection (3) makes the London County Council a local authority for the purposes of the Act and enables them to erect temporary houses within the County.

Subsection (4) has the effect that notwithstanding Section 138 of the Housing Act no person will be enabled to depart from the byelaws merely because in the construction of the temporary houses or in their arrangement on the site, the byelaws have not been complied with.

Section 5 Subsection (1) gives the local authority power to enter on land to ascertain whether it is suitable for temporary houses in any case in which they have already obtained a compulsory purchase order for the land or are considering its purchase. The entry is only for the purpose of surveying, taking levels, etc., and if the land is in occupation, 24 hours' notice must be given.

Subsection (2) provides that where as a result of entry under subsection (1) any damage is caused to the land, compensation is to be paid.

Section 6 provides a rapid procedure whereby a local authority may obtain possession of the land required for the erection of temporary houses.

Subsection (1) limits the exercise of the power conferred by the section to the period between the 10th October, 1944, and the 31st December, 1945.

Subsection (2) empowers a local authority to take possession of land on an authorisation from the Minister subject to the requirement that they must serve on the owners and occupiers of the land a notice of their intention to apply for an authorisation, and the Minister before granting the authorisation must consider any representations which the owners and occupiers may make.

Subsection (3) provides a simplified method of service of a notice under the previous subsection. If there is no one on the land to whom the notice can be given, it may be posted up on the land, and it will be unnecessary for separate notices to be posted on each separate ownership comprising the site, provided that the notice describes all the land to which it applies.

Subsection (4) provides that where an authority has taken possession of a site under the section they must proceed to purchase it, subsequent procedure being the same as if the land was being acquired under a confirmed compulsory purchase order, including the settling of the purchase price by arbitration in default of agreement.

Subsection (5) makes it unnecessary to comply with the provisions of Sections 84 to 90 of the Lands Clauses Consolidation Act, 1845, as to depositing security or giving bonds, but makes compensation and interest thereon run from the date of entry.

Subsection (6) empowers the local authority to prepare the land for development, erect temporary structures on it and let them as soon as they are in possession without waiting for the completion of the purchase.

Subsection (7) defines the term "owner" as having the same meaning as under the Housing Act.

Section 7 is the application to Scotland section.

Section 8 contains detailed provisions for the financing of the scheme by the Exchequer.

Section 9 gives the short title, etc. and provides that the Act shall be construed as one with the Housing Act, 1936.

6. It will be seen that broadly speaking the effect of the Act will be to assimilate the temporary houses once they are erected with the other houses owned by the local authority in order that they may be managed and administered on the same general lines.

TYPES OF TEMPORARY ACCOMMODATION AVAILABLE

7. The Government have so far approved the following types of temporary accommodation for the purposes of the Act :

The Pressed steel house.

The Arcon Mark V house.

The Uni-Seco house.

The Tarran house.

All these types are generally similar, except that the Arcon Mark V has a central hall. All are bungalows and all will contain the kitchen and cupboard units incorporated in the pressed steel house. A technical description, together with plans and drawings, is given in Appendix I.

ARRANGEMENTS FOR ERECTION OF BUNGALOWS

8. The contracts for the erection of the bungalows will be placed and supervised by the Ministry of Works. It will be for the local authority to provide the site, construct the roads and sewers, and ensure that the other main services, *i.e.*, water, gas and electricity, are available by the time the houses are due for erection. The division of responsibility between the Ministry of Works and the local authorities and the information required by the Ministry of Works to enable them to let contracts are as follows :

(1) *Work to be done by Local Authorities*

- (a) Construct roads, sewers and main electricity, gas and water services up to the point of junction with the house connections.
- (b) Provide information to the Ministry of Works as follows, as soon as possible after the sites have been approved by the Minister of Health :
 - (i) Velograph copy of the working drawings showing the siting of the houses, the finished floor level for each house, the lines of drainage within the curtilage, paths and fences to back gardens (there are no front fences). The plan also to show existing site levels.
 - (ii) The address of the site, local railway stations and distances from the site.
 - (iii) The nature of the subsoil and whether any special precautions should be taken in the design.

- (iv) Plans and information as to roads, sewers and surface water disposal—whether to ditches, soakaways or to surface water sewer in road.
- (v) Plans and information as to gas and water supplies.
- (vi) Plans and information as to electricity supply, whether from local supply or rural overhead mains ; type of current—direct or alternating ; voltage and, if alternating, frequency ; single or three phase.
- (vii) A programme showing when the roads and services will be ready so that a commencement can be made on the preparation of the slabs for the emergency houses. In this connection some sites may have to be dealt with in sections, showing when the various sections will be completed.
- (viii) Information as to whether gas or electricity is to be used for the cooker and wash boiler. Both should be served by the same supply. All houses on one site must have either gas or electricity for these purposes : individual variations cannot be allowed. The Ministry of Fuel and Power will be prepared to assist the local authority with advice.
- (ix) A layout plan showing the colours selected for external painting.
- (x) Information with whom the local authority would wish the Ministry of Works' officers to deal during the progress of the work, *e.g.*, if an outside architect is employed by the local authority whether the Ministry of Works should approach him direct or through the authority's Engineer.

(2) *Work to be done by the Ministry of Works*

- (a) Carry out all works within the curtilage of the houses, including setting out in accordance with the plans supplied by the local authority, construction of foundation slabs, erection of superstructure with all fittings, construction of paths and fencing, laying of drains, water, gas and electricity services to the point of junction with the main services. The paths referred to are the internal paths on the actual house plots. Common access paths serving a number of houses should be provided by the local authority. Fencing will be provided by the Ministry of Works for back gardens only. The Ministry of Works accepts full responsibility for providing adequate foundations and for the structure of the house. A maintenance period of six months will be allowed for in the contracts. The Ministry of Works will arrange with local authorities for inspection of drains and works generally to be carried out in the normal way. It is hoped that the technical officers of local authorities will give general co-operation in the course of the work, although full responsibility for all supervision remains with the Ministry of Works, who will arrange for adequate site supervision.
- (b) External painting will be done by the Ministry of Works after erection, in colours selected by the local authority from a limited range offered by the Ministry of Works. A colour card will shortly be supplied.

SELECTION AND ACQUISITION OF SITES

9. The bungalows may be built on either :

- (i) sites or parts of sites which will ultimately be used for the erection of permanent houses ;

- (ii) parts of housing sites on which it is not intended to build permanent structures, *e.g.*, the temporary use of part of an open space on such a site which is not likely to be required for playing fields or recreational purposes during the ten year period ;
- (iii) land intended by the authority to be used ultimately for some purpose other than housing, including sites in devastated areas ; or
- (iv) undeveloped land such as marginal strips of agricultural land adjacent to existing housing, or war-time sites which may be relinquished by the Services.

10. It will be open to the authority to use for the erection of bungalows land which has already been acquired under the Housing Acts for the erection of permanent houses, but care should be taken to avoid the use of land which is likely to be required for this purpose in the early stages of the building programme. Similarly in considering the use of land which is intended to be redeveloped—and this will be of special importance in areas which have suffered from war damage—care must be taken to ensure that proposals for redevelopment are not obstructed by the erection of buildings which it must be assumed will ordinarily remain for a period of some ten years.

11. In many of the older urban areas, for example, slum clearance was in progress before the war and sites exist which are wholly or partially cleared of buildings. The only parts of these sites (and also of those which have been cleared by war damage), which should be considered for the erection of bungalows are the parts which are certain, under any practicable redevelopment scheme, to form integral sites for buildings, uninterrupted by roads. In the case of war damage, sites of houses which are eligible for cost of works payments should not be considered. Furthermore, in districts where cleared sites represent the only possible way of making this provision, as may be the case in some Metropolitan Boroughs, advantage would lie in grouping the bungalows in areas where the need for redevelopment is less urgent rather than in scattering them throughout the Borough and thus obstructing redevelopment generally.

12. It is appreciated that in areas which are already fully developed, such as many of the Metropolitan Boroughs, the provision which can be made is largely dominated by this fact. But where the use of undeveloped land which is *prima facie* suitable for housing is possible the Minister is of opinion that such land should be selected for the erection of bungalows, both on financial and on planning grounds. It is possible that the actual form of development carried out for the bungalows will need to be reconsidered at a later date when permanent development takes place, but it appears to the Minister that such unremunerative expenditure as may be involved on this account will be much less than is involved by the use of developed land of high value which is likely to be ill adapted to the erection of wide fronted houses and which in any case may well be required within a decade for other more suitable forms of development.

Although as indicated in Circular 105/44 of the 15th August, 1944, sites for bungalows should wherever possible be sufficient for not less than 100 or, in the case of authorities with smaller programmes, for not less than 50, there is no objection to the inclusion of smaller sites in close proximity to one another.

13. As indicated in paragraph 5 above the Act contains special provisions for enabling local authorities to obtain possession of land on which temporary dwellings are to be erected more quickly than under normal procedure. A prescribed form of notice under Section 6 (2) of the Act is given in Appendix

II. Where a notice is delivered under Section 6 (3) (b) on a person on the premises the local authority should do their best to ensure that such a person can reasonably be regarded as a responsible agent for the owner or occupier and is not someone who happens to be on the premises for a casual purpose. The Minister is sure that where the owner of the land is known to be serving abroad authorities will take whatever special steps are practicable to ensure that such owner is made aware of the authority's intentions.

14. The Minister is advised that the power of a local authority to acquire land for the purpose of the erection of temporary dwellings is sufficiently wide to cover acquisition by agreement by way of lease. The Minister would, however, not feel able to approve the use of leasehold land for this purpose unless a period of not less than ten years remained unexpired.

15. Land likely to be required for the bungalows should be acquired now. Sites should be agreed with the local planning authority and the Regional Planning Officer and then submitted to the Senior Regional Officer of the Ministry of Health. This procedure should be followed in the case both of land to be acquired and of land to be appropriated from some other statutory purpose. Where a large number of small sites is proposed in a single district, it will facilitate inspection by the Regional Officers of the Departments if they are submitted in groups. The authority will appreciate that when the bungalows are in manufacture delivery must be taken as soon as they are ready ; no arrangements can be made for storage.

16. The advance acquisition and preparation of sites for at any rate the first instalment of the bungalows is, therefore, of the first importance. It appears unlikely that in general the preparation of the layout and the actual work of development can be done in less than six months and larger sites will no doubt take longer. On this assumption the authority should aim at ensuring that they have in their possession not later than the end of this year enough land at any rate for a first instalment of the bungalows, and the Minister suggests that where possible they should at the outset acquire enough land for the whole of their programme.

LAYOUT PLANNING

17. The layout of a site for a single standardised type of house, and that a bungalow, cannot provide the same opportunities for architectural treatment as for permanent houses of a variety of types and sizes. Nevertheless, as the bungalows may have a life of ten years every effort must be made to ensure that their surroundings are as pleasant as possible. The layout of the bungalows and their colour scheme will require even more skill and care than with permanent buildings.

18. As with a layout of permanent houses, the roads should be designed to discourage traffic not connected with the dwellings.

Where sites are to be used which will not ultimately be needed for permanent housing, local authorities will particularly wish to economise to the maximum extent in works of development. Existing roads may provide frontage for all the bungalows. Where new temporary roads are required they should be of the most economical design and construction suitable to their use as purely short-lived service roads. The construction to be adopted for the carriageway

will be determined in the light of local conditions, but kerbs and channels and footpaths might be omitted provided there are grass margins as in many country roads.

19. It will be more than ever important to preserve and incorporate in the layout every existing landscape feature which at present adds attractiveness to the site and where necessary additional planting should be arranged, especially if it can be permanent.

20. The maintenance of the immediate surroundings should be ensured. Open spaces and sites for communal facilities should be provided where required. Such open spaces and the road margins will need to be well kept. Tenants should be required to keep their gardens in satisfactory condition. Any failure in this is bound to have more effect than usual on the appearance of the neighbourhood.

21. In the arrangement of the bungalows on the site a sunny aspect for the living room should be secured.

22. Sites in this country are too varied for more specific suggestions for their treatment than are shown in the figures in Appendix III. These should be looked upon as diagrams only, illustrating certain standards. Their application will and should be controlled by the various natural characteristics of each site. It will be a question of balancing the advantages of a relatively high density comparable with that normally adopted for two-storey houses against the advantages of a lower density which will enable as much as possible of the site works to be preserved when the bungalows come to be replaced. This will depend largely on such factors as the price of the land and the nature of the site.

23. Layout plans should be submitted for approval to the Senior Regional Officer of the Ministry of Health at as early a stage as possible: the power conferred on local authorities by Section 5 of the Act to enter on land, the purchase of which they are considering for temporary dwellings, to examine its suitability should be of assistance in expediting the preparation of layouts.

DEVELOPMENT OF SITES

24. When the layout is approved authority will be given to invite tenders for its execution.

25. Arrangements have been made to enable sites intended to be used for the erection of bungalows to be included in the programmes for the advance preparation of housing sites described in the Circular 14/44 of 21st February, 1944, where the sites are available in time. If the authority are a member of a group and desire a site for bungalows to be included, they should as soon as they have acquired it communicate with the Group Leader who will be able to advise them whether inclusion in the current programme is practicable. In other cases the authority should obtain tenders for the work included in the approved layout in the ordinary way and submit them to the Senior Regional Officer, with an application for the necessary loan sanction.

26. It is desirable that all necessary roads and sewers should be constructed and all the necessary main services made available before the Ministry of Works start work on the sites. In any case all this work must be completed by the time arranged for delivery of the actual bungalows. It will be necessary to work out a careful programme between the Departments and the authority

as to the dates of completion of the work to be done by the authority and the dates for delivery of the houses and a further communication will be sent to the authority in due course as to the procedure to be adopted. The undertakings responsible for water, electricity and gas, should be consulted at an early stage and arrangements made for the provision of these services as may be necessary.

MAINTENANCE

27. The local authority will be responsible for the repair and maintenance of the bungalows as long as they stand on the site. As indicated in paragraph 37 (5) of this memorandum, allowance has been made for this fact in settling the amount of the payments to be made.

28. The bungalows are all designed in such a way as to be capable of erection by the building industry with ordinary building labour and it is not thought that maintenance should present any special problems which local authorities would be unable to deal with through their normal maintenance staffs. The Ministry of Works will, however, at all times be ready to give advice to local authorities on any special points which may arise. If a house should become seriously defective the local authority should notify the Ministry of Health who will arrange either for the house to be removed or for the Ministry of Works to replace it or put it in order, whichever the local authority may desire.

29. The Ministry of Works will make itself responsible for seeing that supplies are available of essential parts which are of a type peculiar to the bungalows and which may be required by local authorities for maintenance purposes. These will be obtained by local authorities through normal channels.

30. Local authorities should arrange with local supply authorities for the servicing of the gas and electricity equipment.

SELECTION OF TENANTS

31. Under Section 85 (2) of the Housing Act, 1936, the local authority are required to secure that in the selection of their tenants a reasonable preference is given to persons who are occupying insanitary or overcrowded houses, have large families or are living under unsatisfactory housing conditions. The bungalows are designed to provide accommodation for three or four persons according to age and sex. The local authority will, therefore, look to the permanent houses which will in general be in course of erection concurrently to meet the needs of the larger families, and to the bungalows to meet the needs of those family units for whom the amount of their accommodation is suited. In the period immediately after the war it is likely that there will be only too many families where the husband or wife or both have been serving in the Forces or have been transferred from their own homes on war work and are unable to obtain a separate home for themselves in or near the district where employment is found after the war. The selection of tenants for the bungalows as for permanent houses, is a matter for the local authority and it will be for them to determine the relative priority of individual applications, but they will no doubt give special consideration to the claims of men and women who have been on war service and are unable to obtain a separate home of their own and in particular to the claims of those who have been disabled. The outstanding factor will be that the family are without a home, and such families may be of all types.

32. The permanent houses built by the authority will serve to provide accommodation for the needs of those families who become too large for the bungalows, and in order to provide for the needs of growing families and to ensure that the bungalows do not become overcrowded the Minister considers it essential that transfers from temporary to permanent accommodation, as required by the needs of the families, should form a part of the administrative arrangements of the local authority.

RENTS

33. The rents to be charged to the tenants of the bungalows will be fixed by the local authority in the same way as for permanent houses, and it will be open to the authority to grant reductions in rents in cases of hardship or to apply a scheme of differential renting as they think fit. The authority should, however, bear in mind that the bungalows are intended for temporary use, that the families to be accommodated in them will in due course be moving into permanent houses (whether provided by the local authority or by private enterprise), and that for many of them this transfer will no doubt become necessary quite quickly. If the rents of the bungalows are fixed at too low a level, tenants may be unwilling to seek or to accept permanent accommodation at the time when the welfare of their families would be better served by a transfer. It would therefore be undesirable that the transfer of tenants from temporary to permanent houses should involve any substantial increase in rent. At the same time the tenants are likely to represent a fair cross section of the population whose need for accommodation arises primarily from the shortage of houses, and not, as was usually the case with those living before the war in unfit or overcrowded houses, from inability to pay the level of rents generally paid by their fellow workers. Moreover, the bungalows, while smaller than permanent houses, will contain a number of items which have ordinarily been tenant's fixtures, the inclusion of which should reduce the financial burden on the tenant. It is considered, therefore, that it will be appropriate for local authorities to charge approximately the same rents for their bungalows as they charge for their permanent houses.

LETTING AND MANAGEMENT

34. The bungalows are not suitable for very large furniture of the old-fashioned type. The authority may be able to assist prospective tenants by advice as to the right type of furniture and how to obtain it, and they will no doubt also consider whether tenants can be assisted in this matter through the exercise of their powers under Section 72 (2) of the Housing Act, 1936. A further communication will be sent to local authorities in due course about the arrangements under which utility furniture is procurable.

35. Tenants may require a certain amount of help if they are to get the best advantage from the new dwellings, which will contain arrangements and fittings with which all tenants may not be fully familiar. A short handbook is being drawn up for this purpose for distribution to tenants and copies will be sent in bulk to authorities at a later date.

36. The Minister has frequently stressed the value of trained management for municipal housing estates: he is anxious to give every assistance to local authorities in the management of their bungalows and the advice of his adviser on housing management is available.

FINANCE

37. The financial arrangements under the Act are on the following basis :—

(1) The local authority will provide the site and the necessary services.

(2) The Ministry of Works, on behalf of the Ministry of Health, will provide, or pay the cost of, a sub-structure for the temporary house and will erect the house thereon. It is estimated that this will involve the Ministry of Health in annual charges of £68. 11s. 0d. per house for ten years.

(3) The local authority will let and manage the temporary houses as if they had been provided under the normal machinery of the Housing Acts.

(4) All the transactions relating to the temporary houses will be included in the Housing Revenue Account.

(5) Subject to any reduction that the Minister may make under the following paragraphs, an urban authority will pay to the Minister for each financial year the sum of £23. 10s. 0d. for each temporary house. In arriving at this amount, a rent of 10s. 0d. per week exclusive of rates has been assumed to cover supervision and management, repairs and maintenance, and bad debts and voids ; a contribution by the local authority of £4 has also been assumed. The special circumstances of Rural District Councils are recognised and their case is being met by the substitution of £21. 10s. 0d. for £23. 10s. 0d.

(6) Under these arrangements the local authority are left to bear the site costs themselves. Where the houses are erected on land which will ultimately be used for housing purposes, the outlay on the site and much of the cost of development will represent a permanent asset. It may, however be necessary to erect them on sites which would in the ordinary way only be developed in blocks of flats owing to the high cost of the land or on sites where much of the expenditure on development will be wasteful. In order to meet cases where the site cost per house is appreciably in excess of £4 per annum, provision will be made in the agreement under Section 3 (1) of the Act for a reduction in the annual sum payable by the local authority to the Minister.

38. Accordingly the agreement will provide that the local authority undertake to pay to the Minister of Health for each financial year a total sum equivalent to £23. 10s. 0d. per house, subject to a reduction in the case of any site where the costs of the land and development are excessive. The amount of the reduction will be ascertained by estimating the excessive charges and reducing the uniform payment of £23. 10s. 0d. by 80 per cent. of the amount by which these charges exceed £4 per annum. Where the site is of exceptionally high value, this adjustment may mean either that no payment will be made by the authority to the Minister or even that a payment will be made by the Minister to the authority, and the agreement will provide for these possibilities.

39. To provide an additional safeguard to local authorities against any excessive cost of this scheme to their funds, it is proposed to introduce a further step which has no analogy in any existing housing legislation. The agreement will provide that if actual working of the scheme when the temporary houses provided for a local authority are occupied shows that the authority's Housing

Revenue Account is being called upon to bear more than the equivalent of £8 per annum for each temporary house, the authority can apply to the Minister for an adjustment in the total amount payable to him or by him, but it will be understood that any such review would, of course, take into account the reasonableness of the rents actually charged and the cost of management, etc. In the case of a Rural District Council, the authority may make such an application if they consider that the Housing Revenue Account is being called upon to bear more than £6 per annum for each temporary house.

40. Payment of the sum due to the Minister for each financial year will be effected by the withholding of an equivalent amount of Exchequer subsidy payable to the local authority under the other Housing Acts.

41. The terms upon which temporary houses are made available to the local authority by the Minister are shown in Appendix IV.

APPENDIX I

DESCRIPTION, PLANS AND DRAWINGS OF TEMPORARY BUNGALOWS

STANDARD FOUNDATION FOR THE FOUR TYPES OF BUNGALOWS.

Three types of foundations may be used according to site conditions. Each is of the same overall dimensions.

1. Concrete slab, sealed on top with waterproofing material.
2. Brick Dwarf walls approx. 5' 0" apart, bearing on concrete foundations. D.P.C. on top of walls.
3. Concrete Dwarf walls approx. 5' 0" apart, bearing on concrete foundations. D.P.C. on top of walls.

1. PRESSED STEEL BUNGALOW

The house is rectangular in plan, 32 ft. 4 in. by 21 ft. 3 in. externally, including porch.

Floor area :	House	623 sq. ft.	Ceiling height :	7 ft. 6 in.
	Shed	32 sq. ft.		
		—		
		655 sq. ft.		
		—		
	Porch	25 sq. ft.		

M.O.W. Housing Fitments :—

1. Kitchen and Bathroom Unit

Incorporating all heating and hot water and all kitchen and bathroom fittings requiring gas or electric power, water supply and drainage. The factory assembly will include all wiring, piping, fitters' and plumbers' work and when the unit is placed into position it will be ready for one simple connection to be made to each service supply. The unit has been designed to accommodate standard gas and electric fittings and will be fabricated for the use of gas or electric power as required. Adequate access to services is provided. All outlets of waste water discharge through one common outlet into one external gully. All water storage, heating and hot water is contained in one compact section of the unit, the source of heating being the living room stove with back boiler. Hot water cylinder is also fitted with an electric immersion heater for boosting heating of water and for use when stove is not working. H.W. cylinder also heats the airing cupboard. A heated towel rail is provided. The living room fire is arranged to supply warm air through ducts at ceiling level to discharge into the two bedrooms.

The complete unit includes the following fittings :—

On Kitchen Side

Refrigerator (gas or electric) fitted under draining board.

Combined sink and draining board with hot and cold water supply to sink and hot water supply to washing boiler.

Washing boiler (gas or electric) with flap work-top and compartment for wringer which is hinged to lie flat when not in use.

Cupboard under sink. This will contain gas meter.

Cooker (gas or electric).

Working bench with two drawers and two cupboards under, one cupboard being fitted as a vegetable store.

Plate rack over cooker.

Cupboard, shelving and dish cloth rail over draining board.

Pot rack and pot lid rack.

Lighting and kettle points and an electric control and fuse panel.

On Living Room Side

Solid fuel stove with back boiler.

On Hall Side

Airing cupboard fitted with slatted shelving.

Hot water cylinder and cold water storage cistern.

On Bathroom Side

Lavatory basin and bath, H. & C. water supply.

Heated towel rail.

Lighting point over lavatory basin.

Cupboards under lavatory basin.

Shelves at end of bath.

2. Cupboard Units

These are separate units assembled in two groups as follows :—

*Kitchen and Bedroom Group**On Kitchen Side*

Larder with shelving and adequate ventilation.

Folding table.

Brooms and brushes cupboard fitted with shelves.

On Bedroom Side

Wardrobe.

Cupboard fitted with shelves.

A lighting point and power plug for an electric iron is included over the kitchen folding table unit.

*Living Room and Bedroom Group**On Living Room Side*

Utility cupboard, upper portion fitted with shelves and lower part with three drawers.

On Bedroom Side

Wardrobe.

Linen cupboard fitted with shelves and soiled linen compartment.

Cupboard fitted with shelves.

Accommodation

	<i>Size</i>		<i>Floor Area</i>
Living Room	14 ft. 3 in.	× 10 ft. 1½ in.	147 sq. ft.
Bedrooms Nos. 1 and 2	12 ft. 5½ in.	× 10 ft. 1½ in.	127 sq. ft.
Kitchen	10 ft. 2¼ in.	× 7 ft. 3½ in.	80 sq. ft.
Bathroom	7 ft. 4 in.	× 4 ft. 7½ in.	34 sq. ft.
W.C.	4 ft. 4½ in.	× 2 ft. 7 in.	11 sq. ft.
Hall	9 ft. 7½ in.	× 5 ft. 1 in.	47 sq. ft.
Outside Shed	8 ft. 0 in.	× 4 ft. 0 in.	32 sq. ft.
In addition there is a porch screening the front door			25 sq. ft.

Construction

The house is erected on a previously prepared standard size foundation with the sections mounted into position in the following order :—

1. Steel base surround or sill.
2. Floor sections.
3. Wall sections (kitchen, bathroom and cupboard units can be inserted at 3 or 5).

4. Roof assembly.
5. Internal partitions and service connections.
6. Finishings.

The main central structural wall divides the house into two portions and these portions are further divided into rooms by grouped cupboard units and the kitchen and bathroom unit.

Fitments

All these units are completely factory-made of pressed steel construction with working surfaces finished in vitreous enamel.

Floor

Pre-fabricated in large sections. T. and G. boarding fixed with screws to pressed steel joists, all fitted together and placed within the pressed steel sill.

Walls (Structural)

4½ in. square posts made up of 18 gauge steel form all external angles ; these are fixed to a sill on which the external walls rest and when in final position are secured by dowels and wedges. The walls are erected in sections 7 ft. 6 in. high by 3 ft. 8 in. wide, constructed of 20 gauge sheet steel externally, spot welded to 18 gauge steel frames with horizontal bracing members. All wall panels are V jointed and packed with mastic which provides a watertight joint in addition to allowing for any expansion or contraction. When wall sections are in position they are finally tightened up by means of three horizontal ties threaded through the panels and wedged to the external angle posts.

Walls (Internal Lining)

The internal insulated wall lining panels are mounted on timber frames, are pre-fabricated and secured to the wall structural panels by spring steel clips.

Roof

The pre-fabricated roof sections are 3 ft. 8 in. wide by half the width of the roof. These are wedge shaped and rest on, and are secured by dowels and wedges to, the external and internal structural walls. The roof sections are formed with steel sides and vertical bracing members, covered externally with 20 gauge steel sheets with upstands at verges and ridge ; these upstands are covered by a sheet steel cloak secured with bolts ; the gable sections and roof overhang, including gutter, are constructed of steel sheets and are fixed separately.

Ceilings

The ceiling panels are of sheet steel mounted on timber frames and are insulated. These panels are pre-fabricated and slide into position on the roof sections : all joints are sealed.

Generally

Anti-drumming precautions are taken and also slag, glass wool or other insulation is inserted between the inner and outer cladding, which together with the actual inside lining ensures that heat insulation obtained will be superior to that of a house constructed of 11 in. cavity brick walls and slated or tiled roof.

Particular attention is also paid to anti-corrosive treatment of the steelwork and dry rot precautions in floor timbers.

2. ARCON MARK V BUNGALOW

The house is rectangular in plan, 32 ft. 9 in. by 21 ft. 8 in. externally, with a central entrance.

Floor area :	House	643 sq. ft.	Ceiling height :	7 ft. 6 in.
	Shed	32 sq. ft.		

675 sq. ft.

No porch.

Accommodation

	Size	Floor Area
Living Room	17 ft. 2 $\frac{1}{4}$ in. \times 10 ft. 3 $\frac{5}{8}$ in.	170 sq. ft.
Bedroom No. 1	14 ft. 2 $\frac{1}{4}$ in. \times 10 ft. 3 $\frac{5}{8}$ in.	141 sq. ft.
Bedroom No. 2	11 ft. 1 in. \times 10 ft. 2 $\frac{1}{8}$ in.	103 sq. ft.
Kitchen	10 ft. 2 $\frac{1}{8}$ in. \times 9 ft. 4 in.	95 sq. ft.
Bathroom	7 ft. 4 $\frac{1}{2}$ in. \times 4 ft. 9 in.	33 sq. ft.
W.C.	5 ft. 0 in. \times 2 ft. 9 in.	14 sq. ft.
Hall	10 ft. 2 $\frac{1}{8}$ in. \times 6 ft. 0 in.	46 sq. ft.
Outside Shed	8 ft. 0 in. \times 4 ft. 0 in.	32 sq. ft.

Construction

Floor

Pre-fabricated timber framed panels with T & G boarding.

Walls

Light rolled steel framework in sections bolted together, clad externally with two thicknesses of corrugated asbestos cement sheets, and internally with prefabricated timber framed panels faced with plasterboard or building board backed with insulating material.

Internal Partitions

Pre-fabricated timber framed panels faced with plasterboard or building board.

Ceilings

Pre-fabricated timber framed panels faced one side with plasterboard or building board, hung on steel hangers fixed to roof trusses. (Where plasterboard is used the panels are backed with insulating material.)

Roof

Welded tubular steel trusses, purlins and braces, forming sloping roof with rounded ridge. Covered with corrugated asbestos cement sheeting.

Windows and External Doors

Steel doors, sashes and frames incorporated in pre-fabricated steel framework.

Internal Doors

Pre-hung timber flush doors in wood frames.

Fittings

M.O.W. steel kitchen and bathroom unit and cupboard units will be used.

3. UNI-SECO BUNGALOW

The house is rectangular in plan, 32 ft. 4 in. by 21 ft. 3 in.

Floor area :	House	635 sq. ft.	Ceiling height :	7 ft. 6 in.
	Shed	32 sq. ft.		

667 sq. ft.

Porch 25 sq. ft.

Accommodation

	<i>Size</i>		<i>Floor Area</i>
Living Room	14 ft. 6 in.	× 10 ft. 4½ in.	154 sq. ft.
Bedrooms Nos. 1 and 2	12 ft. 4¾ in.	× 10 ft. 4¼ in.	129 sq. ft.
Kitchen	10 ft. 4½ in.	× 7 ft. 3 in.	79 sq. ft.
Bathroom	7 ft. 4½ in.	× 4 ft. 6 in.	32 sq. ft.
W.C.	5 ft. 4¾ in.	× 3 ft. 1½ in.	18 sq. ft.
Hall	9 ft. 5 in.	× 5 ft. 4¾ in.	46 sq. ft.
Outside Shed	8 ft. 0 in.	× 4 ft. 0 in.	32 sq. ft.

An entrance porch is provided.

Construction*Sill*

A timber sill is fixed to the edge of the foundation walls or slab to receive wall units.

Floor

Pre-fabricated timber framed panels with T. and G. boarding,

Walls

Pre-fabricated units of full storey height formed of wood frames, covered both sides with flat asbestos sheeting and filled with wood wool and cement insulator. Loose timber tongue strips are inserted at vertical joints between units, joints are filled with mastic and then covered with asbestos cement strips.

Internal Partitions

Same units as for walls, including insulation.

Ceilings

Plasterboard nailed to roof beams.

Roof

Timber beams level on underside and slightly sloped on top form roof and ceiling support. Timber framed units filled with wood wool and cement insulation and covered on both sides with flat asbestos cement sheets are fixed on top of roof beams. Joints between units are sealed with strips of roofing felt and the whole roof is then covered with two layers of roofing felt in hot mastic.

Windows

Standard metal windows.

Doors

Flush timber doors hung on site to wood frames.

Fittings

M.O.W. steel kitchen and bathroom unit and cupboard units will be used.

4. TARRAN BUNGALOW

The house is rectangular in plan, 32 ft. 4 in. by 21 ft. 3 in.

Floor area :	House	623 sq. ft.	Ceiling height :	7 ft. 6 in.
	Shed	32 sq. ft.		
		—		
		655 sq. ft.		
		—		
	Porch	25 sq. ft.		

Accommodation

	<i>Size</i>	<i>Floor Area</i>
Living Room	14 ft. 3½ in. × 10 ft. 1½ in.	149 sq. ft.
Bedroom No. 1	12 ft. 5½ in. × 10 ft. 1½ in.	126 sq. ft.
Bedroom No. 2	12 ft. 5½ in. × 10 ft. 1½ in.	126 sq. ft.
Kitchen	10 ft. 2¼ in. × 7 ft. 3½ in.	79 sq. ft.
Bathroom	7 ft. 3 in. × 4 ft. 9 in.	35 sq. ft.
W.C.	5 ft. 0 in. × 2 ft. 9 in.	13 sq. ft.
Hall	9 ft. 7½ in. × 5 ft. 0 in.	47 sq. ft.
Outside Shed	8 ft. 0 in. × 4 ft. 0 in.	32 sq. ft.

An entrance porch is provided.

Construction*Floors*

Pre-fabricated timber framed panels with T. and G. boarding.

Walls

Butt jointed pre-fabricated wall units of full storey height formed of resin bonded plywood framing, faced externally with 1½ in. thick waterproof concrete infilling on waterproof paper backing. Units are bolted together with wing nuts, and bituminous edges at joints are welded together with a hot iron. Metal flashing to sill.

Internally a cardboard membrane is inserted to form a double cavity as insulation and the wall is then lined with plasterboard.

Internal Partitioning

Timber framing covered with plasterboard.

Ceilings

Plasterboard nailed to timber roof units.

Roof

Roof formed of No. 8 timber framed wedge shaped roof units bolted to centre partition and external walling and forming sloping roof. Waterproof paper insulation is fixed in these units at ceiling level. Roof is covered with corrugated asbestos cement sheeting.

Windows

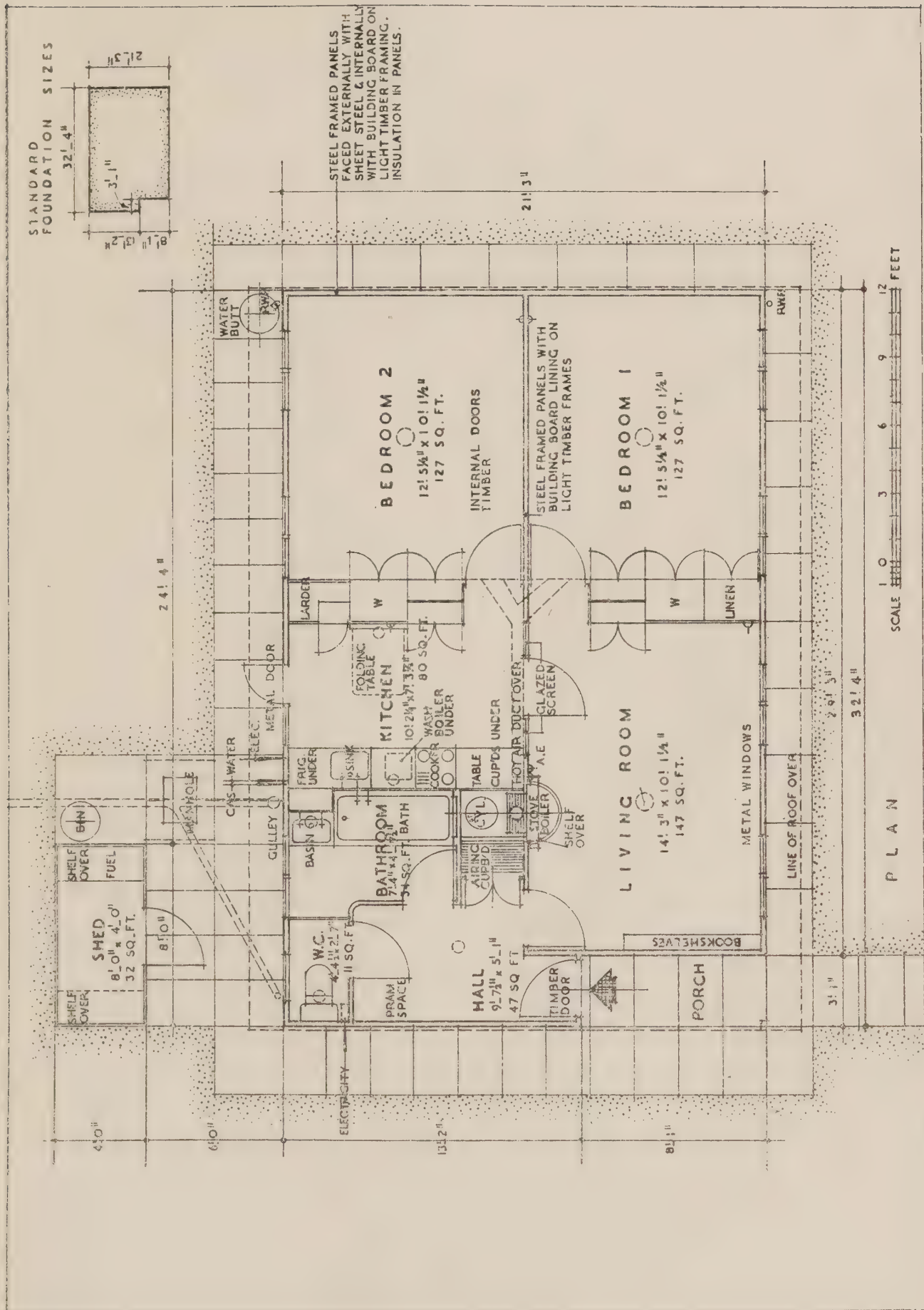
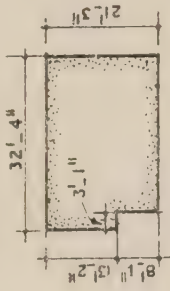
All windows and frames in timber.

Doors

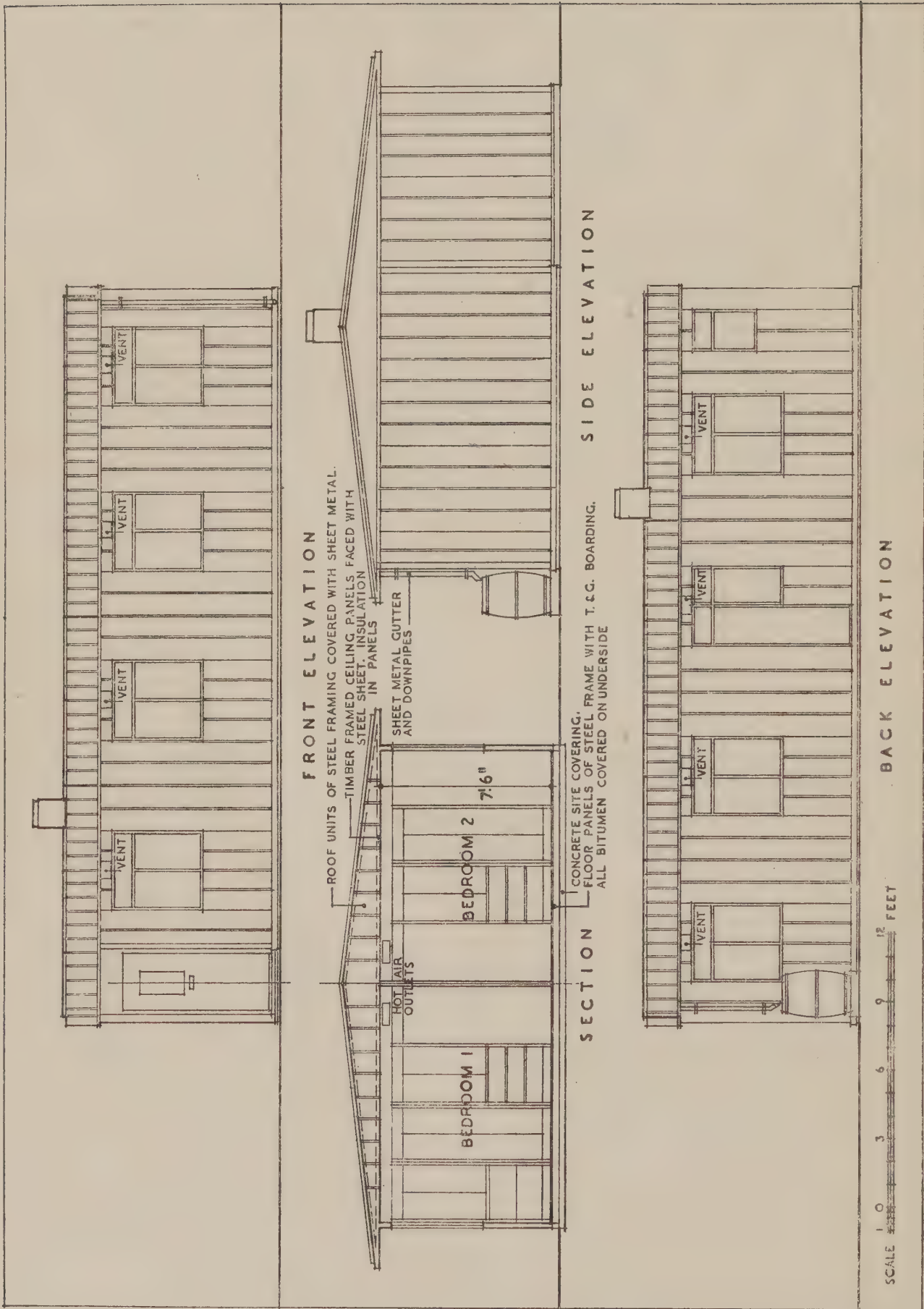
Flush timber doors hung on site to wood frames.

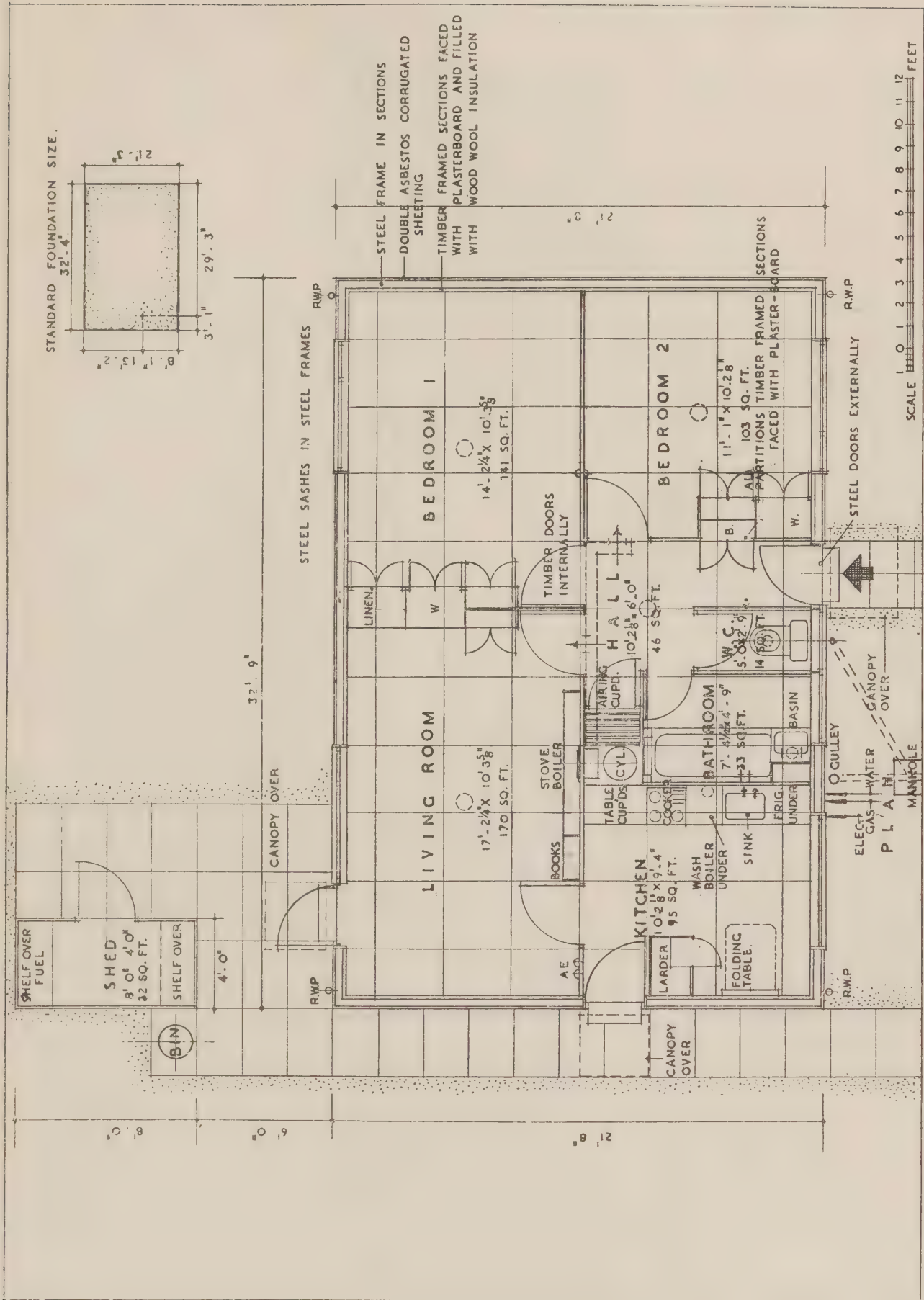
Fittings

M.O.W. steel kitchen and bathroom unit and cupboard units will be used.

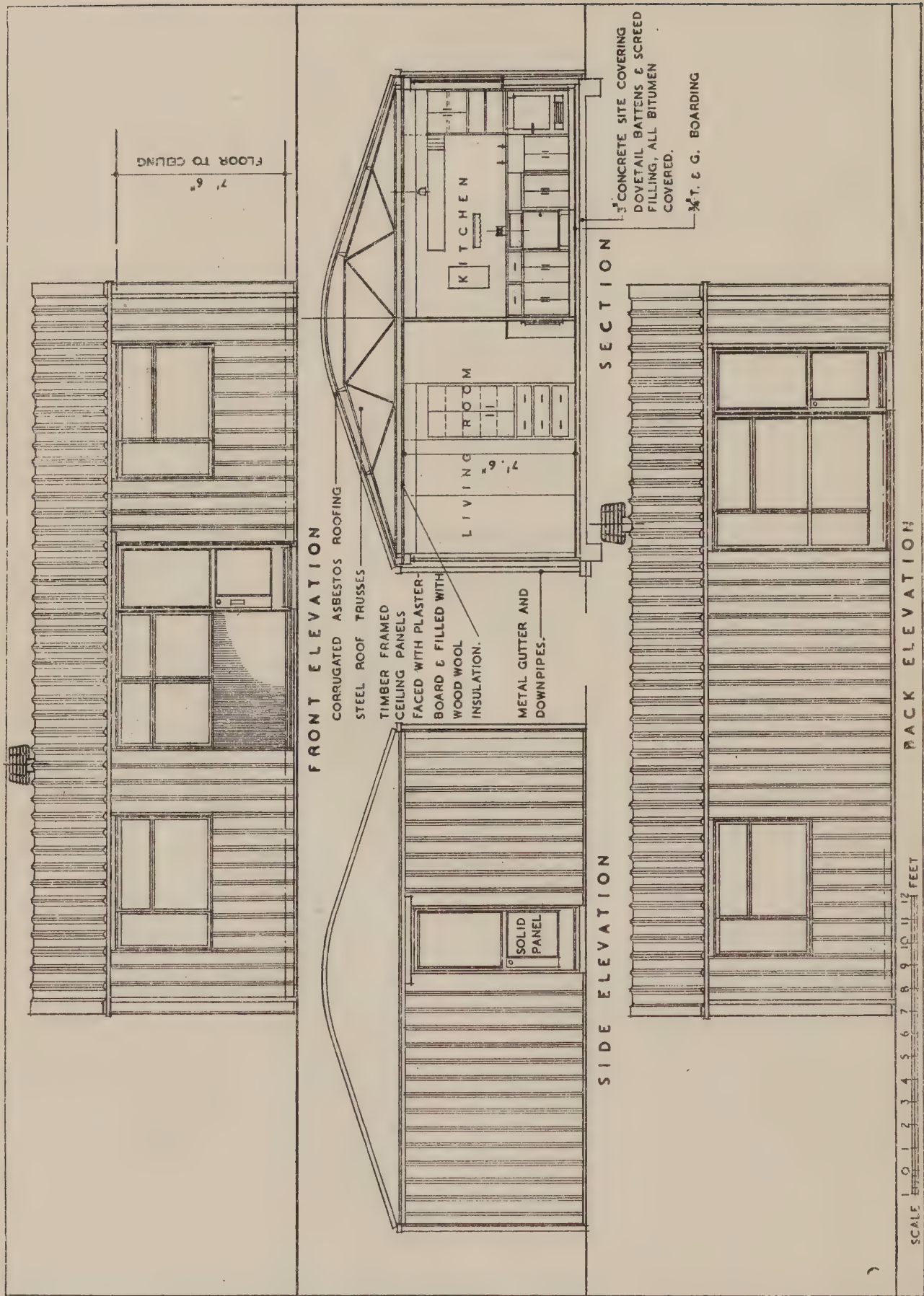


PRESSED STEEL BUNGALOW

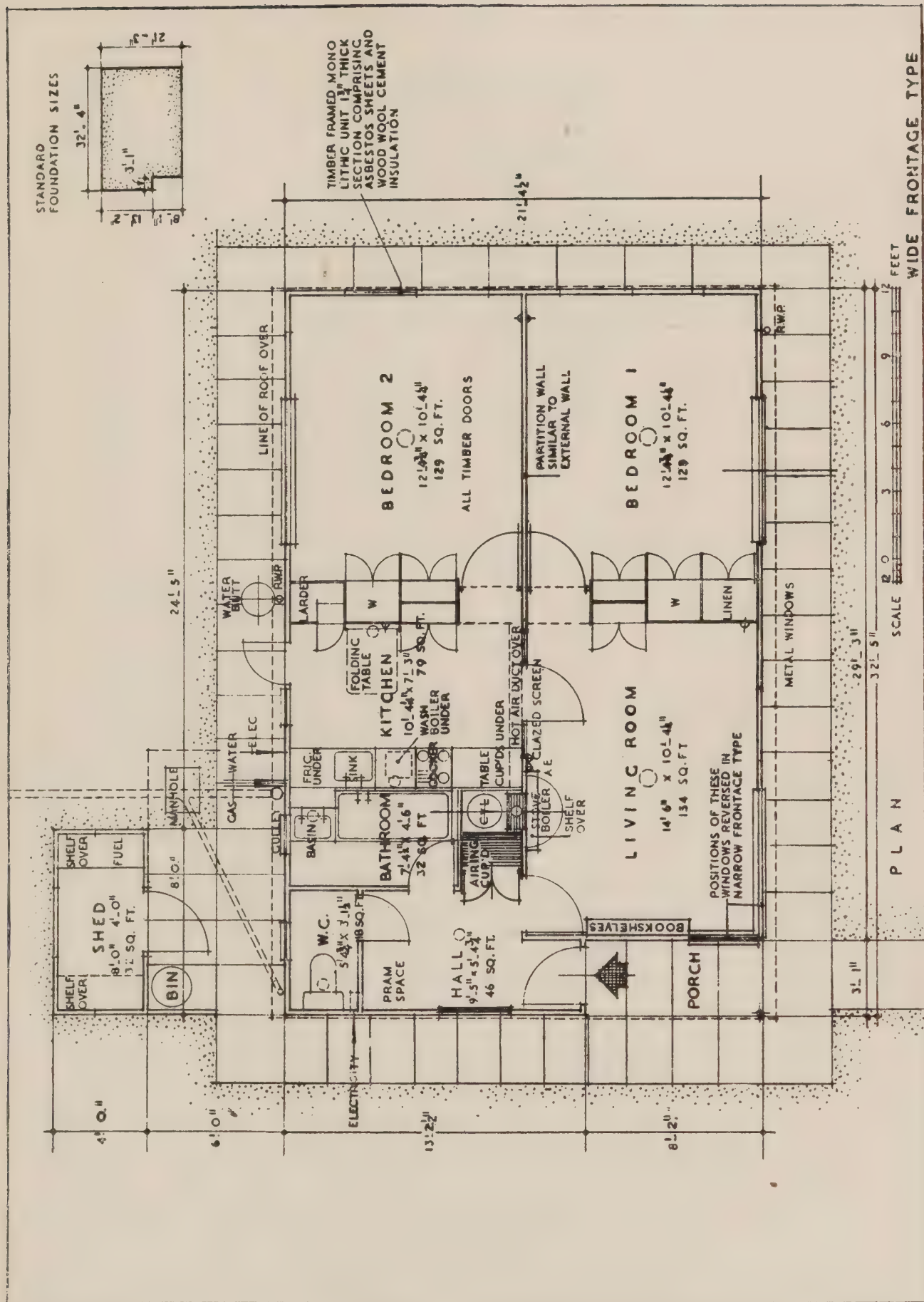




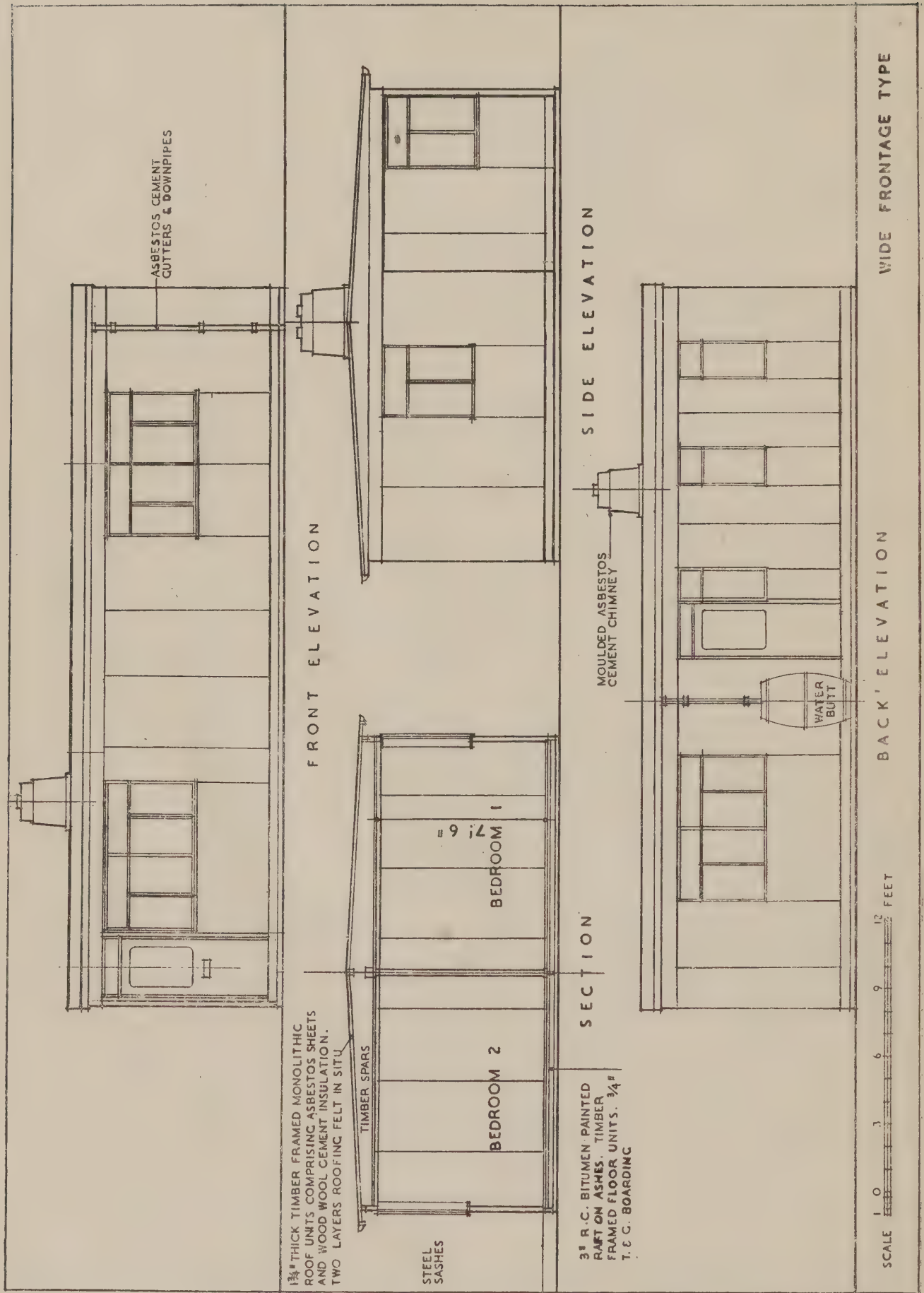
ARCON MARK V BUNGALOW

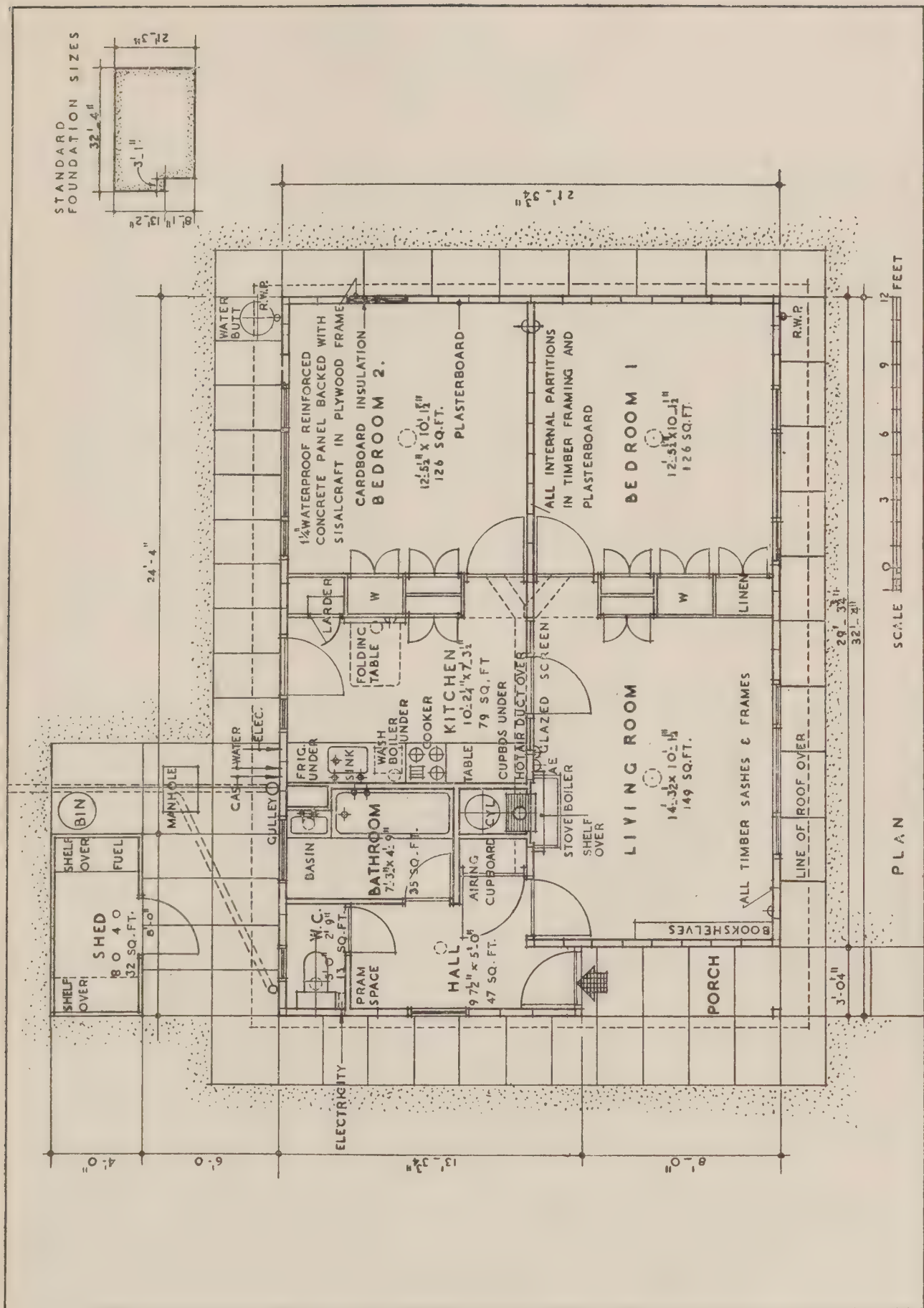


ARCON MARK V BUNGALOW

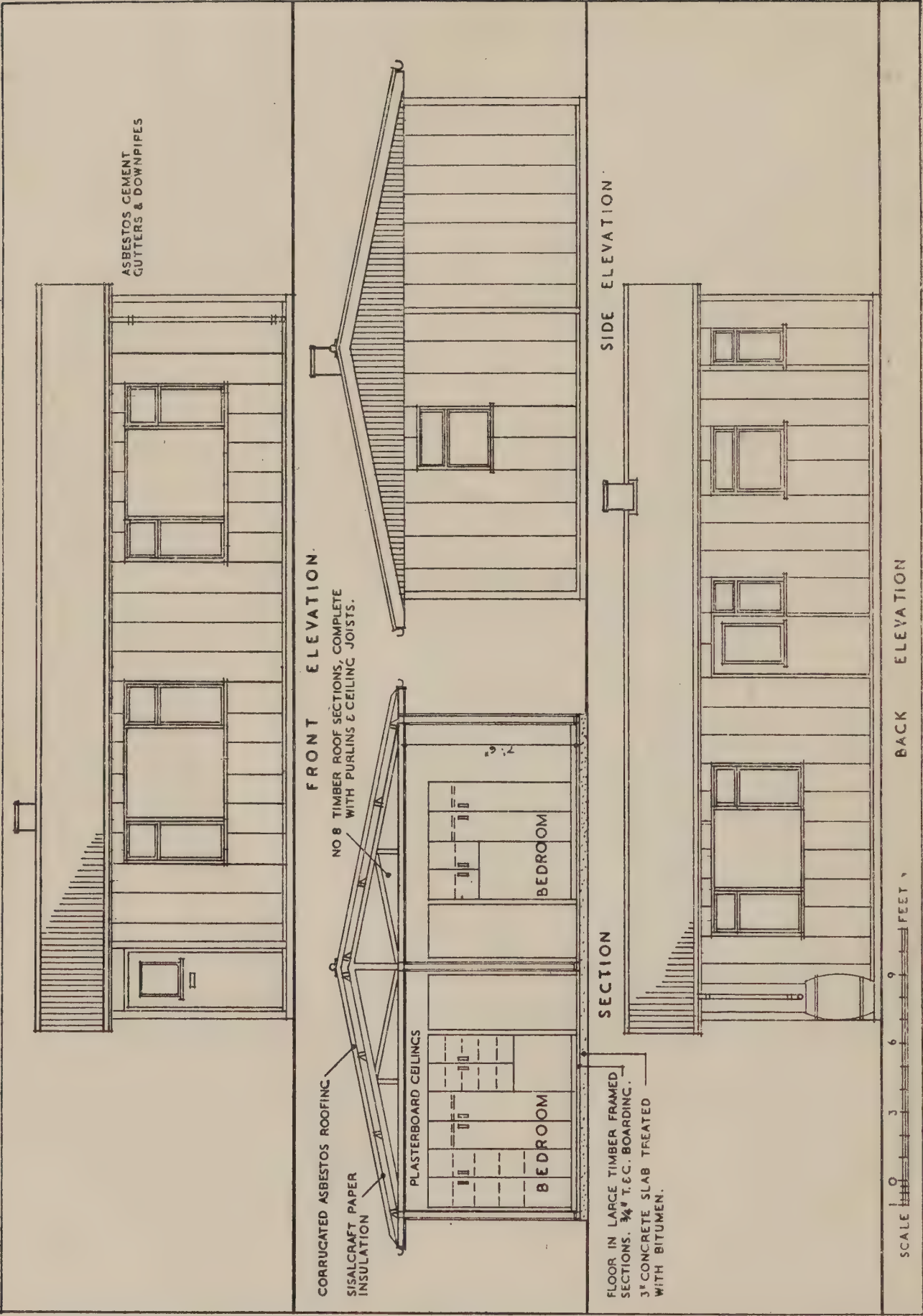


UNI-SECO BUNGALOW





TARRAN BUNGALOW



APPENDIX II

PRESCRIBED FORM OF NOTICE UNDER SECTION 6 (2) OF THE
HOUSING (TEMPORARY ACCOMMODATION) ACT*Housing Acts, 1936 to 1944*

To¹ :— { (a) The owner or occupier.
(b) The owner and the occupier.
(c) The owners and any occupiers.

Of² :—Take notice that the³

(hereinafter referred to as “the local authority”) in pursuance of their powers under section 6 of the Housing (Temporary Accommodation) Act, 1944, [have made]⁴ or [intend to make]⁴ an application to the Minister of Health for an authorisation to enter and take possession for the purposes of Part V of the Housing Act, 1936, of the land described in the Schedule hereto for the erection of structures made available under section 1 of the Housing (Temporary Accommodation) Act, 1944, which lands are delineated and shown coloured on a map marked and sealed with the common seal of the local authority and deposited at the offices of the local authority and may be seen at all reasonable hours. [A copy of the said map is attached hereto.]⁵

Any representation regarding the application for authorisation to enter and take possession of the said land must be made in writing and addressed to the Minister of Health, Whitehall, London, S.W.1, within fourteen days from the date of the service of this notice.

Schedule.

(Here insert description of the land.)

Dated this

day of

194 .

Signature of the Clerk of the Local Authority.

NOTE.

Section 6 (4) of the Housing (Temporary Accommodation) Act, 1944, provides that where a local authority have taken possession of land pursuant to an authorisation under that section they shall by virtue of that section have power to acquire the land compulsorily as if they had been authorised so to do by an order under section 74 of the Housing Act, 1936, made, submitted and confirmed in accordance with the provisions of the First Schedule thereto, incorporating the enactments required to be incorporated in such an order, with the modifications and adaptations appropriate to such an order, and the local authority shall as soon as may be after taking possession of the land serve notice under section 18 of the Lands Clauses Consolidation Act, 1845, of their intention to take the land, and shall in all respects be liable as if such notice had been given on the date of their entering on the land, except that the power conferred by subsection (2) of section 5 of the Acquisition of Land (Assessment of Compensation) Act, 1919, to withdraw such a notice shall not be exercisable.

Directions for filling up this form.

¹ (a) Under section 6 (3) (a) of the Act of 1944 the notice should be addressed to the owner or occupier by name of any of the land in question.

(b) Under section 6 (3) (b) of the Act of 1944 where any premises comprised in the land appear to be separately occupied the notice should be addressed to “the owner and the occupier” of the premises.

(c) Under section 6 (3) (c) of the Act of 1944 where the premises comprised in any part of the land appear to be unoccupied the notice should be addressed to “the owners and any occupiers.”

² Description of the land in respect of which the notice is served.

³ Description of the local authority.

⁴ Strike out where inapplicable.

⁵ Strike out where inapplicable. A copy of the map should be attached to the Notice in all cases of service under Section 6 (3) (b) or (c) where the notice is required to be affixed to the premises.

APPENDIX III

SITE PLANNING

The bungalows may be erected on either temporary sites or permanent housing sites. On the temporary sites the land will revert to its present use or will be used later for other than housing purposes. The development works may then have no permanent value and will in most cases have to be demolished. Where the site is to be used for permanent housing in the future, the development works will have been designed or should now be designed to have permanent value.

STANDARDS

In considering layouts for the bungalows local authorities will need to lay down certain standards and the following are suggested as a general guide.

FOOTPATH ACCESS

Owing to the length of the frontage of the bungalows the provision of normal road frontage would be very costly. It is therefore suggested that on temporary sites the maximum use should be made of footpath access. Similar footpath access from permanent roads may be used to provide additional frontage. The greatest distance by footpath from a carriageway to the front gate of any bungalow should be about 150 feet. The paved footpath should be about 6 feet wide.

SPACING BETWEEN FRONTS AND BACKS OF BUNGALOWS

The standard for this depends not so much on light and air for these one-storey buildings as on the need for quietness and privacy. It is suggested that this would be obtained by a distance of 40 feet between the fronts of the bungalows and 60 feet between the backs which would give an average spacing of 50 feet, although some local authorities may feel it necessary to modify these distances according to local circumstances and site conditions.

SPACING BETWEEN GABLE ENDS

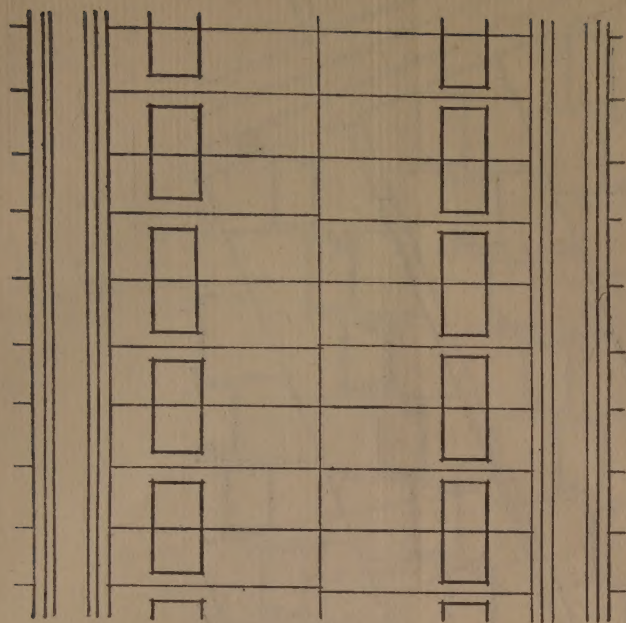
The spacing between gable ends will depend largely upon the site, but it is suggested that 7 feet or thereabouts would be a reasonable distance on a level site. In order to take up any differences in levels between adjoining bungalows, it will probably be cheaper to form slopes than to build retaining walls and on hilly sites it may be necessary to exceed the 7 foot spacing to allow for this.

GENERAL

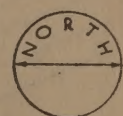
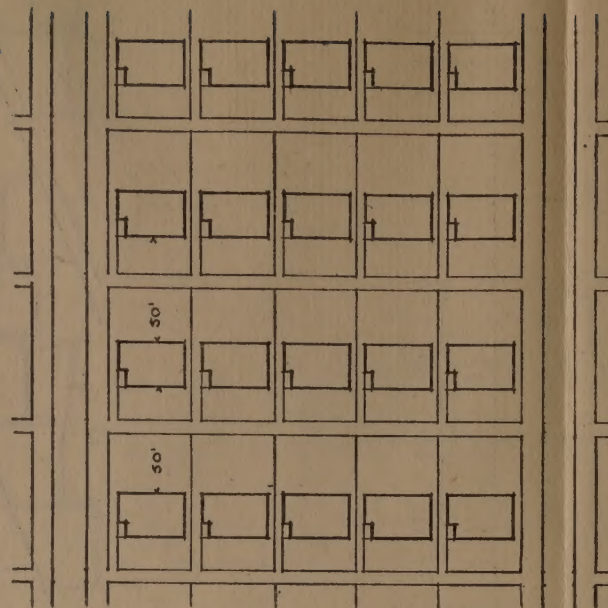
Owing to the wide frontage of the bungalows, it will be advisable to site them as nearly as possible parallel to the contours to reduce excavations on rising ground to a minimum.

It should be noted that there can be no departure from the standard plans as illustrated in Appendix I, *e.g.*, the plan cannot be ‘‘handed’’. It will also be observed that the living room in the Pressed Steel, Uni-Seco and Tarran types is on the same side of the house as the entrance, whereas in the Arcon type it is on the opposite side. This will affect the arrangement of access paths and branch services.

Figures 1–15 give some suggested layouts based on the spacings mentioned above.

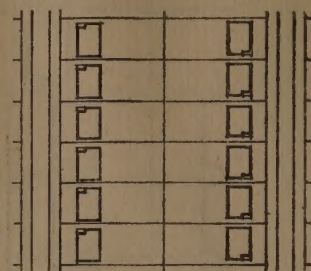


1. PERMANENT ROADS RUNNING NORTH AND SOUTH. TYPICAL LAYOUT OF PERMANENT HOUSES DENSITY *13 TO THE ACRE

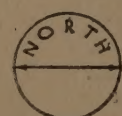


2. PERMANENT ROADS AS IN 1. LAYOUT OF HOUSES FACING SOUTH. THIS LAYOUT WOULD GIVE A SOUTHERLY ASPECT WITH ROADS IN ANY DIRECTION EXCEPT DUE EAST-WEST. DENSITY *13

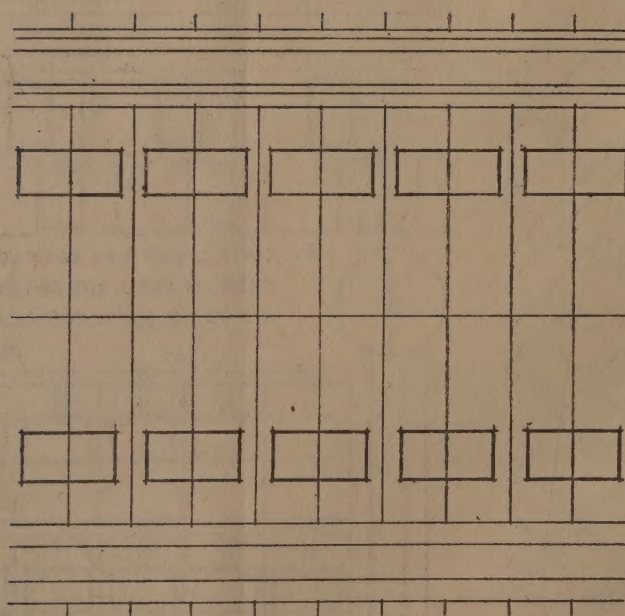
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SCALE OF FEET



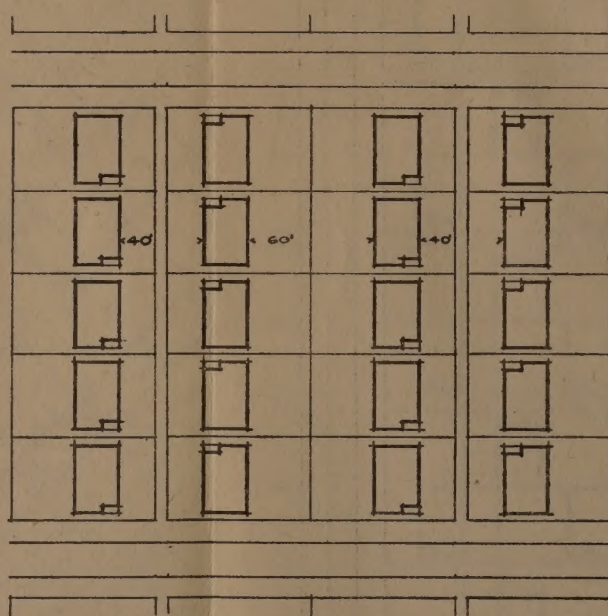
3. THIS DIAGRAM SHOWS ROADS AS IN 1, WITH THE HOUSES ALONG THE ROAD FRONTAGE DENSITY *9 1/2



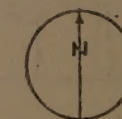
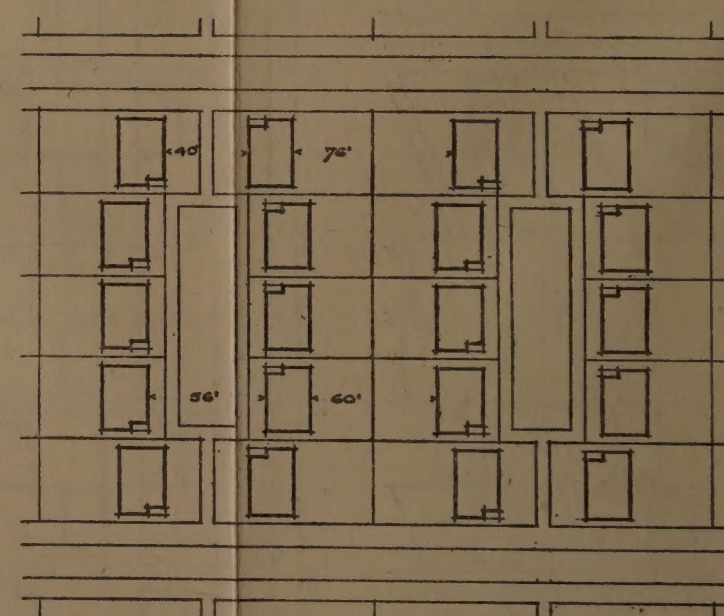
4. TEMPORARY ROADS THE LENGTH OF FOOTPATH TO THE MOST DISTANT HOUSES SHOULD NOT EXCEED 150 FEET. THE ROADS CAN THEREFORE BE ABOUT 300 FEET APART. LAYOUT OF HOUSES SIMILAR TO 3 DENSITY *14



5. PERMANENT ROADS RUNNING EAST AND WEST TYPICAL LAYOUT OF PERMANENT HOUSES DENSITY *13

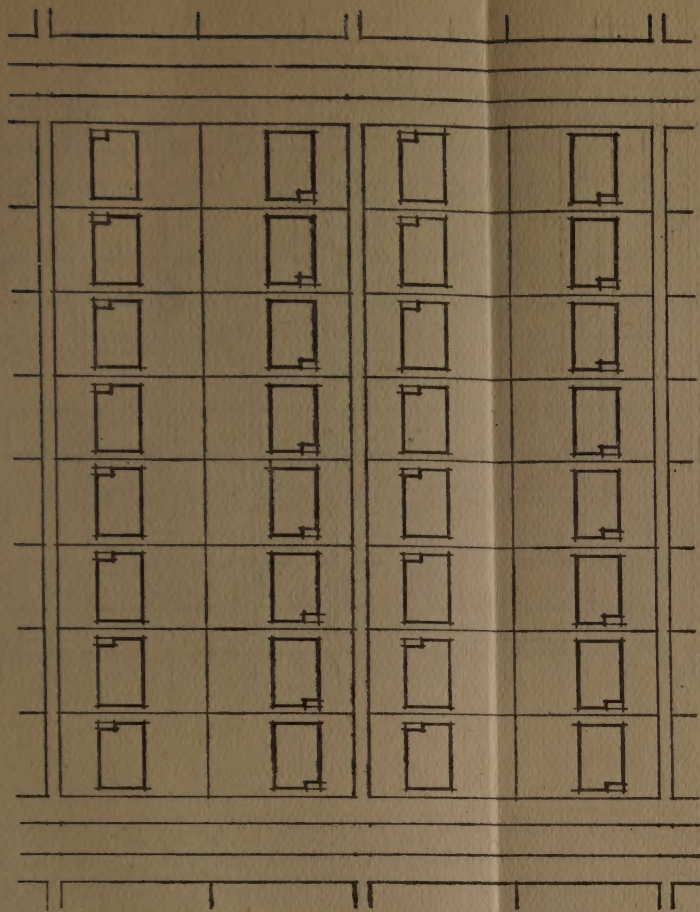


6. PERMANENT ROADS AS 5. ALTHOUGH THIS LAYOUT IS MORE ECONOMICAL IN FOOTPATHS THAN 2, IT CAN ONLY BE USED WHERE THE ROADS LIE ROUGHLY EAST AND WEST DENSITY *13

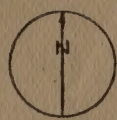
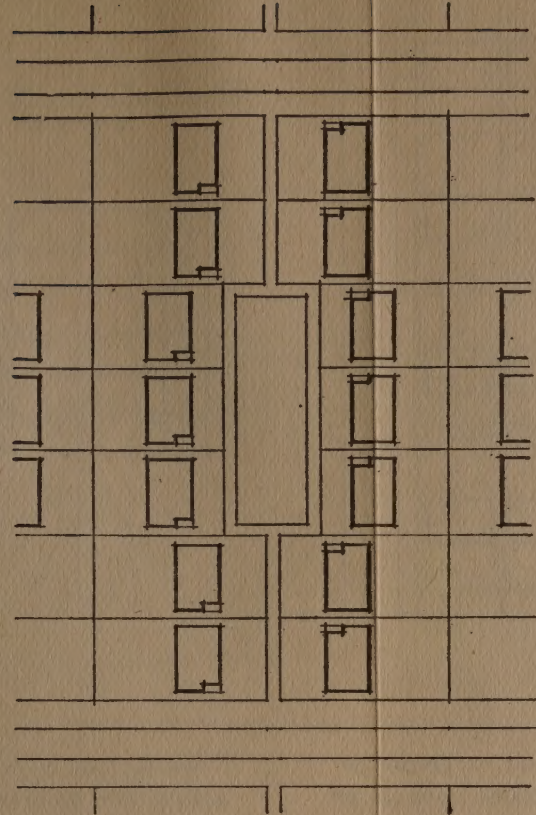


7. PERMANENT ROADS AS 5. HOUSE LAYOUT AS 6, BUT WITH SMALL OPEN SPACES ADDED. DENSITY *12

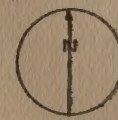
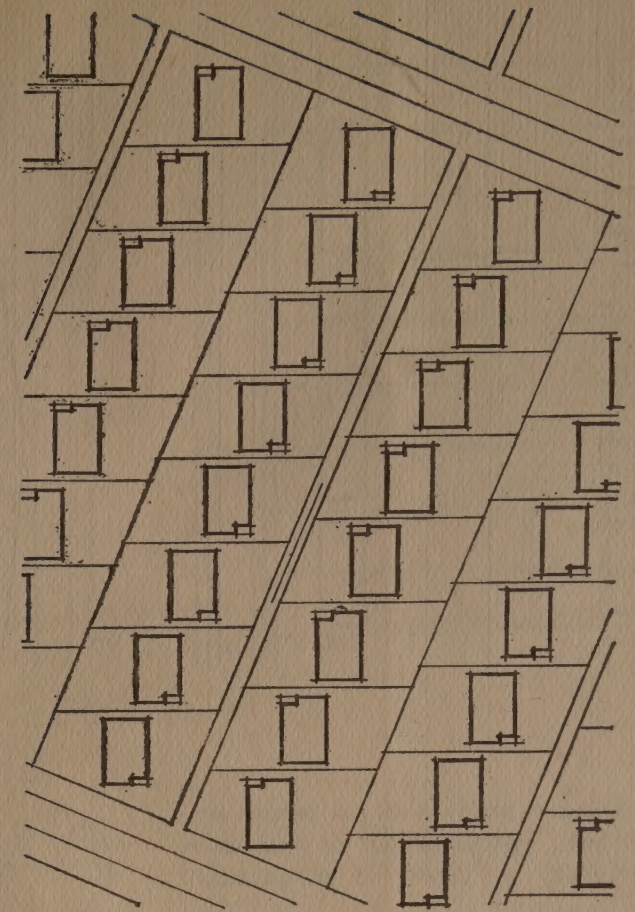
SCALE OF FEET 100 50 0 100 200 300 400 500



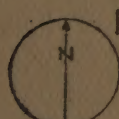
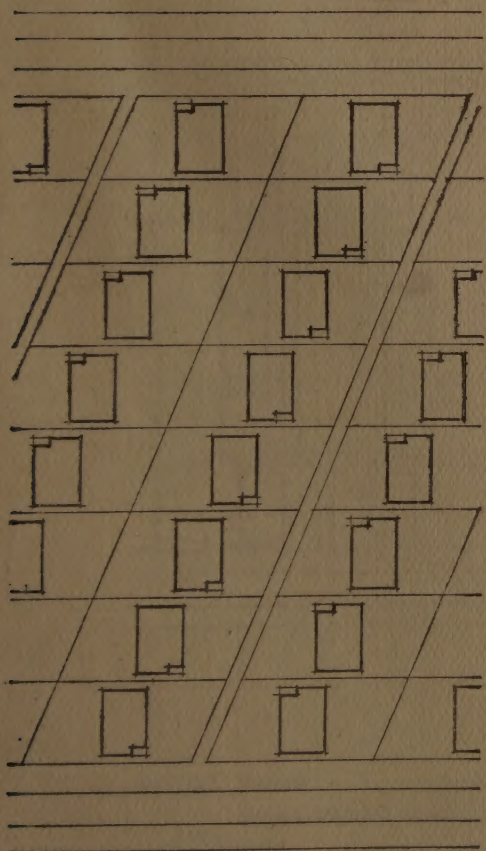
8. TEMPORARY ROADS ROAD SPACING AS 4.
HOUSE LAYOUT AS 6. DENSITY * 14



9. TEMPORARY ROADS ROAD SPACING AS 4.
HOUSE LAYOUT WITH SMALL OPEN SPACES DENSITY * 11 1/2

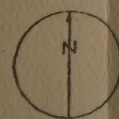
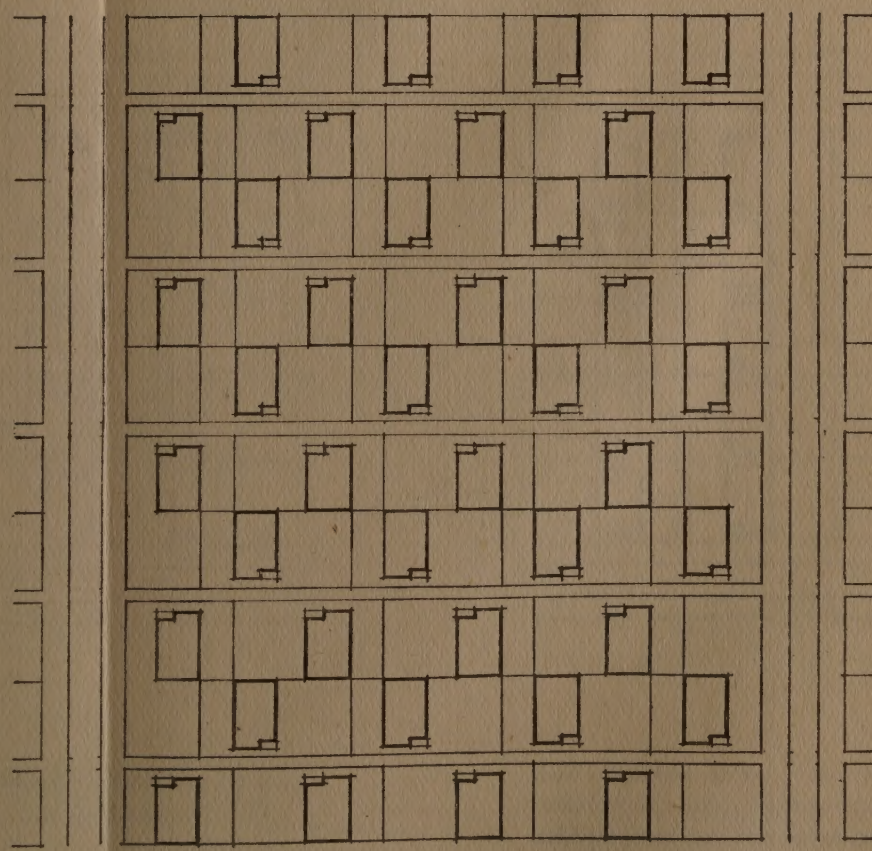


10. TEMPORARY ROADS. ROAD SPACING AS 4.
THIS SHOWS A PLEASANT ARRANGEMENT OF THE PORCHES AND SOME SCREENING FOR THE YARDS DENSITY * 11 3/4

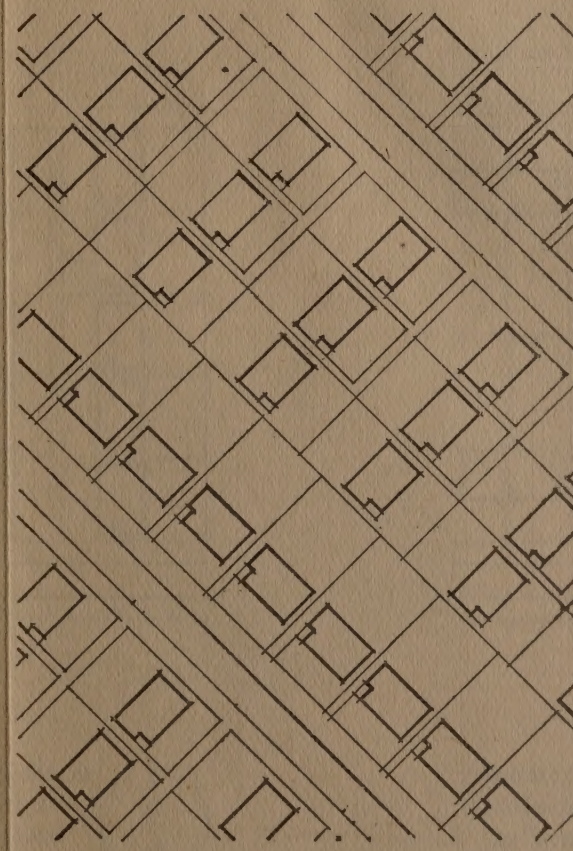
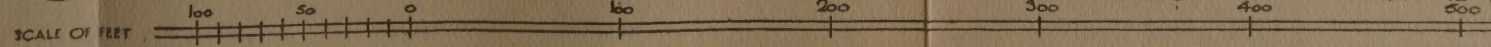


11. TEMPORARY ROADS. COMPARE 10.
THE EFFECT OF THIS ON THE LAYOUT OF CROSS-ROADS AND JUNCTIONS WOULD HAVE TO BE CONSIDERED. DENSITY * 11 1/2

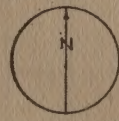
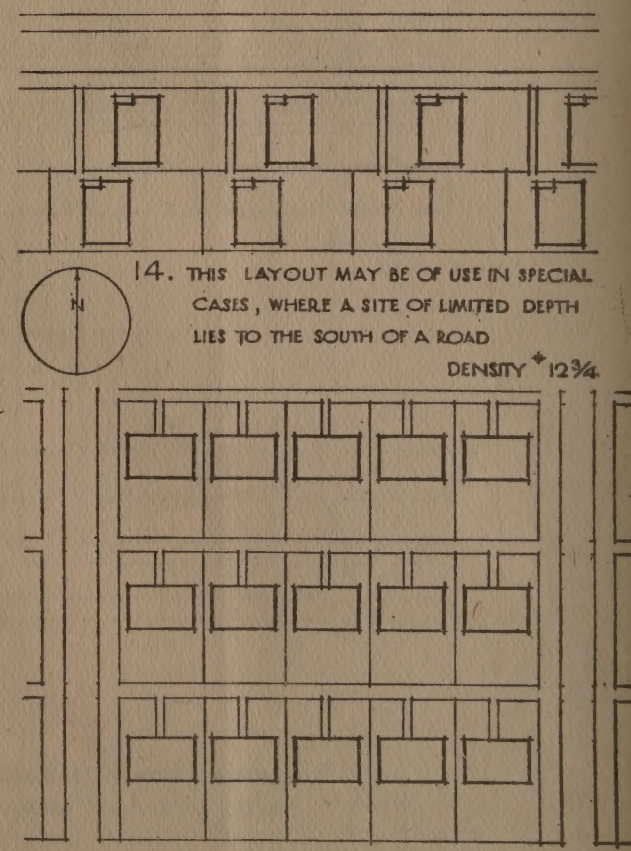
* SEE NOTE ON SHEET 1



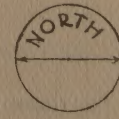
12 TEMPORARY ROADS. ROAD SPACING AS 4 DENSITY * 12 1/2



13. WITH THIS LAYOUT AND ITS COMPLEMENT, A SUNNY ASPECT CAN BE SECURED FOR THE LIVING ROOM WHATEVER THE DIRECTION OF THE ROADS DENSITY 12 1/4



14. THIS LAYOUT MAY BE OF USE IN SPECIAL CASES, WHERE A SITE OF LIMITED DEPTH LIES TO THE SOUTH OF A ROAD DENSITY * 12 3/4



15. A VARIATION TO SUIT THE 'ARCON' PLAN, WHICH HAS THE ENTRANCE ON THE OPPOSITE SIDE OF THE HOUSE TO THE LIVING ROOM

APPENDIX IV

TERMS UPON WHICH TEMPORARY HOUSES PROVIDED UNDER
THE HOUSING (TEMPORARY ACCOMMODATION) ACT, 1944,
ARE MADE AVAILABLE TO LOCAL AUTHORITIES BY THE
MINISTER OF HEALTH

1. The Local Authority undertake to provide and bear the cost of a site or sites upon which the temporary houses are to be erected.
2. The Local Authority undertake to provide the roads, common access paths and sewers and to ensure that the other main services, *i.e.*, water, gas and electricity are provided.
3. The Minister by arrangement with the Minister of Works undertakes to provide the substructures, to make available and erect the houses and to execute the necessary works within the curtilages, including paths and fencing and the connection of the houses to the services provided by the Local Authority.
4. Subject to any reduction agreed by the Minister as hereinafter provided the Local Authority undertake to pay to the Minister in respect of each house provided and erected by the Minister a sum of £23. 10s. 0d. or the appropriate portion thereof for each financial year or part of the financial year during which the house shall remain on the land provided that where the Local Authority is a Rural District Council the annual payment in respect of each house shall be £21. 10s. 0d.
5. All incomings and outgoings relating to the houses shall be included in the Housing Revenue Account of the Local Authority.
6. The Local Authority undertake to let and manage the houses in accordance with the provisions contained in Part V of the Housing Act, 1936.
7. The Local Authority undertake to keep the houses in a good state of external and internal repair during the period during which the houses remain upon the sites.
8. Where the Minister is satisfied that the necessary annual charges in respect of the site or sites as developed by the Local Authority in accordance with paragraph 2 hereof are appreciably in excess of £4 per annum per house, the Minister is prepared to reduce the payment to be made by the Local Authority by 80 per cent. of the amount by which those annual charges exceed £4 per annum in respect of each house. Where, however, the amount of the reduction calculated as above exceeds £23. 10s. 0d. or in the case of a Rural District Council £21. 10s. 0d., the Minister will make an annual contribution per house to the Local Authority equal to the amount by which the said reduction exceeds the said sum of £23. 10s. 0d. or £21. 10s. 0d. as the case may be.
9. Where, after all the houses to be provided for the Local Authority have been erected and occupied the Local Authority represent to the Minister that the Housing Revenue Account is being called upon to bear more than the equivalent of £8 per annum in respect of each house, or £6 per annum in the case of a Rural District Council, they may apply to the Minister for an adjustment of the total amount payable under the preceding paragraph and the Minister having considered all the circumstances may make such adjustment as he thinks necessary.
10. Payment of the sums due to the Minister in respect of each house will be effected by the Minister withholding an equivalent amount of any Housing Exchequer Subsidy otherwise payable to the Local Authority ; any sum remaining due to the Minister in excess of such subsidy shall be paid by the Local Authority to the Minister.
11. Before removing any house the Minister will give to the Local Authority not less than three months' notice of his intention to cause any house to be taken down and removed.

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LONDON

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